

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fall River

State: MA

PJ's Total HOME Allocation Received: \$18,848,186

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: <div>19</div>				
% of Funds Committed	<div>97.82 %</div>	<div>93.30 %</div>	<div>2</div>	<div>91.92 %</div>	<div>94</div>	<div>92</div>	
% of Funds Disbursed	<div>86.99 %</div>	<div>86.81 %</div>	<div>10</div>	<div>82.65 %</div>	<div>67</div>	<div>62</div>	
Leveraging Ratio for Rental Activities	<div>2.72</div>	<div>7.59</div>	<div>17</div>	<div>4.67</div>	<div>29</div>	<div>33</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00 %</div>	<div>92.65 %</div>	<div>1</div>	<div>81.09 %</div>	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>70.47 %</div>	<div>72.25 %</div>	<div>10</div>	<div>68.72 %</div>	<div>46</div>	<div>45</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>80.57 %</div>	<div>82.22 %</div>	<div>12</div>	<div>79.93 %</div>	<div>37</div>	<div>38</div>	
% of 0-30% AMI Renters to All Renters***	<div>49.86 %</div>	<div>50.43 %</div>	<div>11</div>	<div>44.94 %</div>	<div>62</div>	<div>57</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>93.86 %</div>	<div>97.11 %</div>	<div>17</div>	<div>94.87 %</div>	<div>23</div>	<div>25</div>	
Overall Ranking:			In State: <div>11 / 19</div>		Nationally: <div>64</div> <div>63</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$23,053</div>	<div>\$26,417</div>		<div>\$25,717</div>	<div>700</div> Units	<div>81.80 %</div>	
Homebuyer Unit	<div>\$10,066</div>	<div>\$16,086</div>		<div>\$14,669</div>	<div>128</div> Units	<div>15.00 %</div>	
Homeowner-Rehab Unit	<div>\$18,545</div>	<div>\$14,931</div>		<div>\$20,391</div>	<div>28</div> Units	<div>3.30 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$3,629</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fall River MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,196	\$70,641	\$20,505
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	80.3	93.0	85.7	0.0	Single/Non-Elderly:	30.6	31.3	25.0	0.0
Black/African American:	11.0	3.9	7.1	0.0	Elderly:	28.3	3.9	32.1	0.0
Asian:	0.2	0.0	0.0	0.0	Related/Single Parent:	31.2	21.1	14.3	0.0
American Indian/Alaska Native:	0.2	0.0	0.0	0.0	Related/Two Parent:	8.0	39.1	28.6	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0	Other:	2.0	4.7	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.8	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	3.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	5.3	2.3	7.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	55.4	30.5	39.3	0.0	Section 8:	34.3	0.0 [#]		
2 Persons:	20.0	18.0	28.6	0.0	HOME TBRA:	0.0			
3 Persons:	11.4	27.3	7.1	0.0	Other:	14.9			
4 Persons:	8.0	14.1	14.3	0.0	No Assistance:	50.8			
5 Persons:	3.3	7.8	7.1	0.0					
6 Persons:	1.2	2.3	3.6	0.0					
7 Persons:	0.5	0.0	0.0	0.0					
8 or more Persons:	0.2	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			135	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fall River

State: MA

Group Rank: 64
(Percentile)

State Rank: 11 / 19 PJs

Overall Rank: 63
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	70.47	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.57	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	93.86	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.11	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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